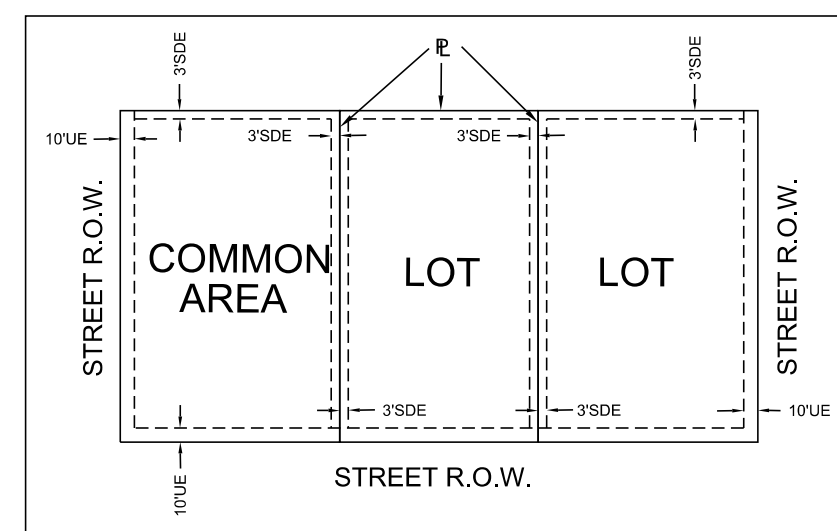


Vicinity Map  
NO SCALE

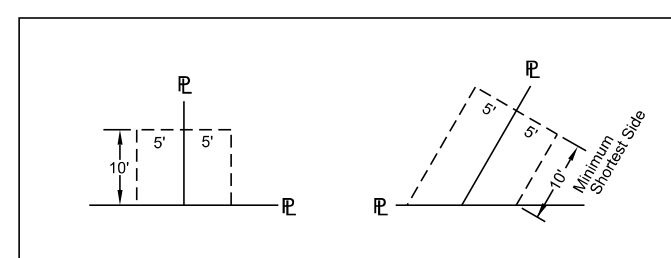


SURFACE DRAINAGE AND UTILITY EASEMENTS  
(NOT TO SCALE)

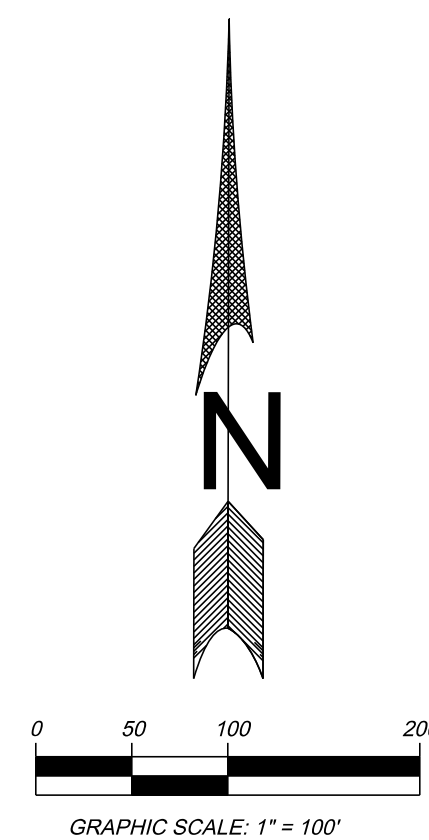
(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)

TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT,  
INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS,  
TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.

NOTE: A FENCE MAY BE CONSTRUCTED ALONG  
LOT LINES WITHIN A SURFACE DRAINAGE  
EASEMENT PROVIDED THE FENCE DOES  
NOT OBSTRUCT SURFACE DRAINAGE.



TYPICAL TRANSFORMER EASEMENT  
(NOT TO SCALE)



MATCHLINE  
SEE SHEET 2 OF 3

Remaining Portion  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCCT

HENRY H. TUCKER SURVEY,  
ABSTRACT NUMBER 907

Remaining Portion  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCCT

Remaining Portion  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCCT

ABSTRACT NO. 769  
APPROXIMATE LOCATION  
OF SURVEY LINE  
ABSTRACT NO. 907

C. E. OTTAWAY  
Collec. 70.100 Acres  
VOLUME 603, PAGE 393, LRCCT

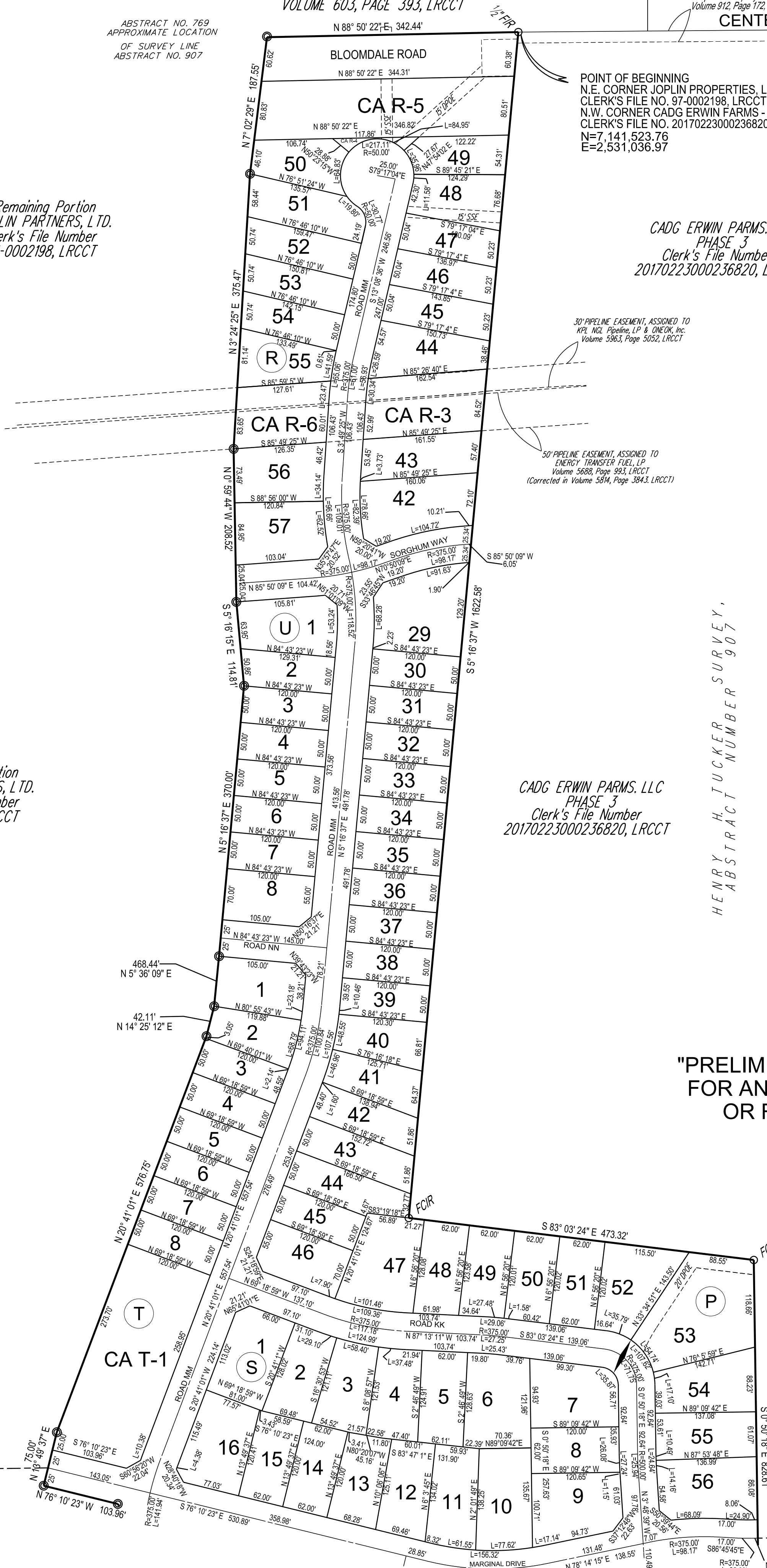
15' Wide Underground  
Southwestern Bell  
Telephone Company Easement  
Volume 912, Page 172, LRCCT

CITY OF MCKINNEY  
Collec. 214.52 Acres  
VOLUME 873, PAGE 591, LRCCT

WILLIAM RICE SURVEY, ABSTRACT NUMBER 769

5/8" FCIR (BEZEL POINT OF COMMENCEMENT  
N.E. CORNER CADG ERWIN FARMS - PHASE 3  
CLERK'S FILE NO. 20170223000236820, LRCCT

CENTERLINE COUNTY ROAD 164 N 88° 32' 08" E 1540.62' (BEARING REFERENCE)



POINT OF BEGINNING  
N.E. CORNER JOPLIN PROPERTIES, LTD  
CLERK'S FILE NO. 97-0002198, LRCCT  
N.W. CORNER CADG ERWIN FARMS - PHASE 3  
CLERK'S FILE NO. 20170223000236820, LRCCT  
N=7,141,523.76  
E=2,531,036.97

CADG ERWIN FARMS, LLC  
PHASE 3  
Clerk's File Number  
20170223000236820, LRCCT

30" PIPELINE EASEMENT, ASSIGNED TO  
KPL No. 1 Pipeline, LP & ONEOK, Inc.  
Volume 5963, Page 5052, LRCCT

50" PIPELINE EASEMENT, ASSIGNED TO  
ENERGY TRANSFER FUEL, LP  
Volume 5898, Page 9921, LRCCT  
(Corrected in Volume 5894, Page 3843, LRCCT)

CADG ERWIN FARMS, LLC  
PHASE 3  
Clerk's File Number  
20170223000236820, LRCCT

HENRY H. TUCKER SURVEY,  
ABSTRACT NUMBER 907

SURVEYOR NOTES:

- 1.) Subject property lies within Zone "X", as per FEMA Flood Insurance Rate Map (FIRM), 48085C 0260KJ, effective date June 2, 2009, Revised June 7, 2017, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA), Community No. 480130, Collin County.
- 2.) The Assumed Bearing Reference of N 89°32'08" E is based on the North Line Phase 3 as described in Deed to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, said line also being the Centerline of County Road 164. All bearings and distances are as measured on the ground as of the date this plat is recorded.
- 3.) All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- 4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (PETSCH & ASSOC., INC.); where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- 5.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations during March, 2013, using City of McKinney Monuments CM 28 and CM 29 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- 6.) The ERWIN FARMS HOMEOWNER'S ASSOCIATION, INC. shall be solely responsible for the maintenance of the storm water detention system. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED  
OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

CADG ERWIN FARMS, LLC  
PHASE 3  
Clerk's File Number  
20170223000236820, LRCCT

PREPARED BY:

PETSCH & ASSOCIATES, INC.  
2600 Eldorado Parkway, Suite 240  
McKinney, Texas 75070  
972-562-9606

OWNER/DEVELOPER:

Joplin Partners, LTD  
407 S. Tennessee Street  
McKinney, Texas 75069  
214-738-8652

Legend

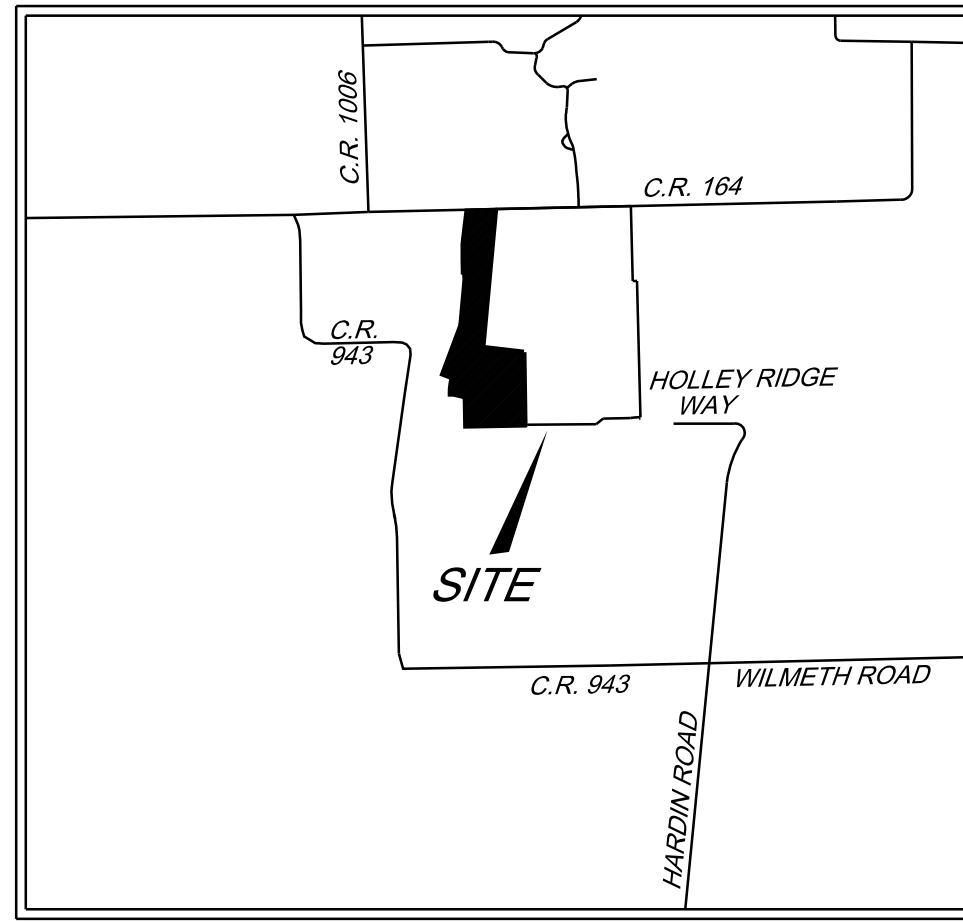
—	PARCEL BOUNDARY
○	FOUND AS NOTED
FCIR	FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
FIP	FOUND IRON PIPE (AS NOTED)
FIR	FOUND IRON REBAR (AS NOTED)
●	SET 1/2" IRON ROD WITH CAP OR NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
CA	COMMON AREA
R	RADIUS OF CURVE
L	ARC LENGTH OF CURVE
LRCCT	LAND RECORDS OF COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS OF COLLIN COUNTY, TEXAS
WME	5' WALL MAINTENANCE EASEMENT
LSFME	5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
DDE	DRAINAGE AND DETENTION EASEMENT DRAINAGE & 100 YEAR
DPOE	POSITIVE OVERFLOW EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
VE	VISIBILITY EASEMENT
WSEL	WATER SURFACE ELEVATION
N - 1000000.00	STATE PLANE COORDINATES
E - 1000000.00	STATE PLANE COORDINATES
—	ROAD NAME CHANGE

PRELIMINARY FINAL PLAT  
ERWIN FARMS,  
PHASE 4

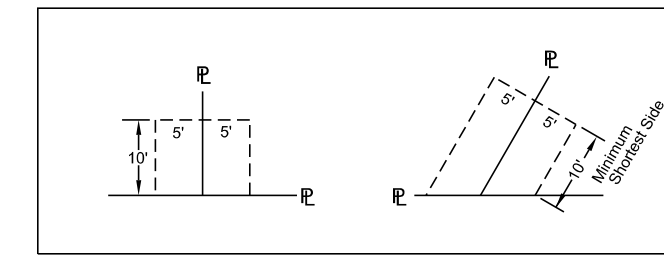
103 RESIDENTIAL LOTS, AND 5 COMMON AREAS  
BEING 28.263 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**PETSCH & ASSOCIATES, INC.**  
Professional Engineers - Land Surveyors - Development Consultants  
Texas Registered Engineering Firm - F-5252  
Texas Registered Surveying License Number - 109160  
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

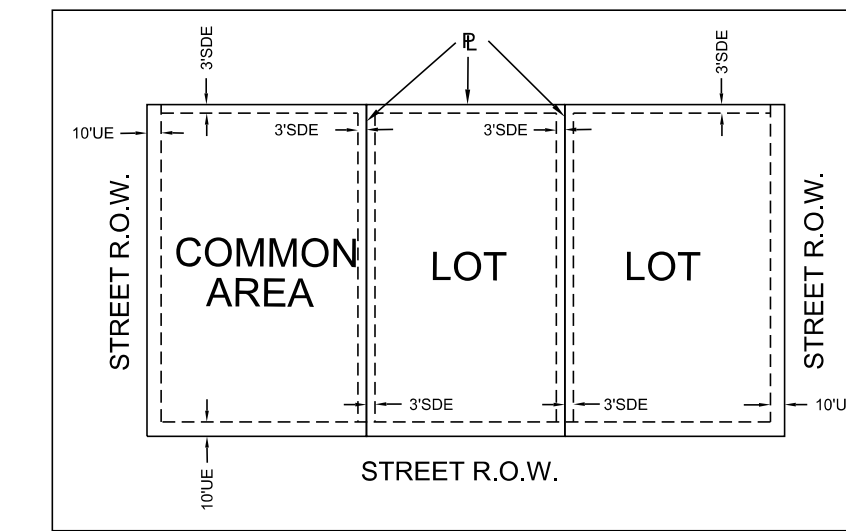
Drawn by: PMV	Date: SEPTEMBER 2019	SCALE: 1" = 100'	JOB NUMBER: 19-201	SHEET 1	OF 3
Prepared by: PMV	Checked by: PMV				



Vicinity Map  
NO SCALE



TYPICAL TRANSFORMER EASEMENT  
(NOT TO SCALE)



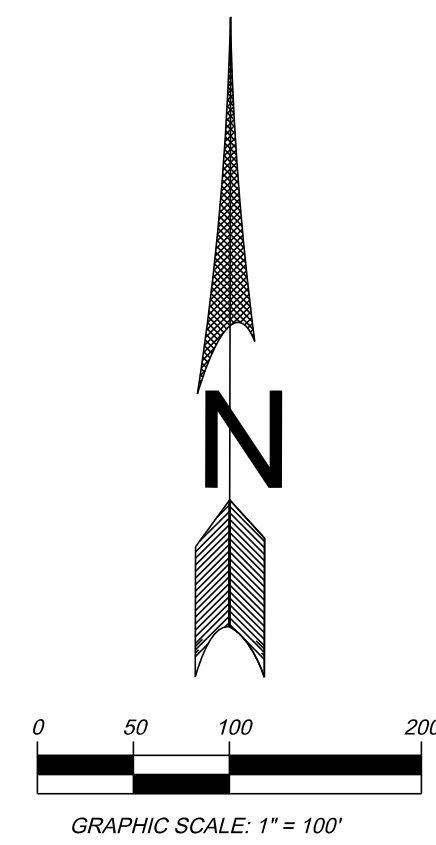
SURFACE DRAINAGE AND UTILITY EASEMENTS  
(NOT TO SCALE)

(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)  
TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT,  
INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS,  
TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.

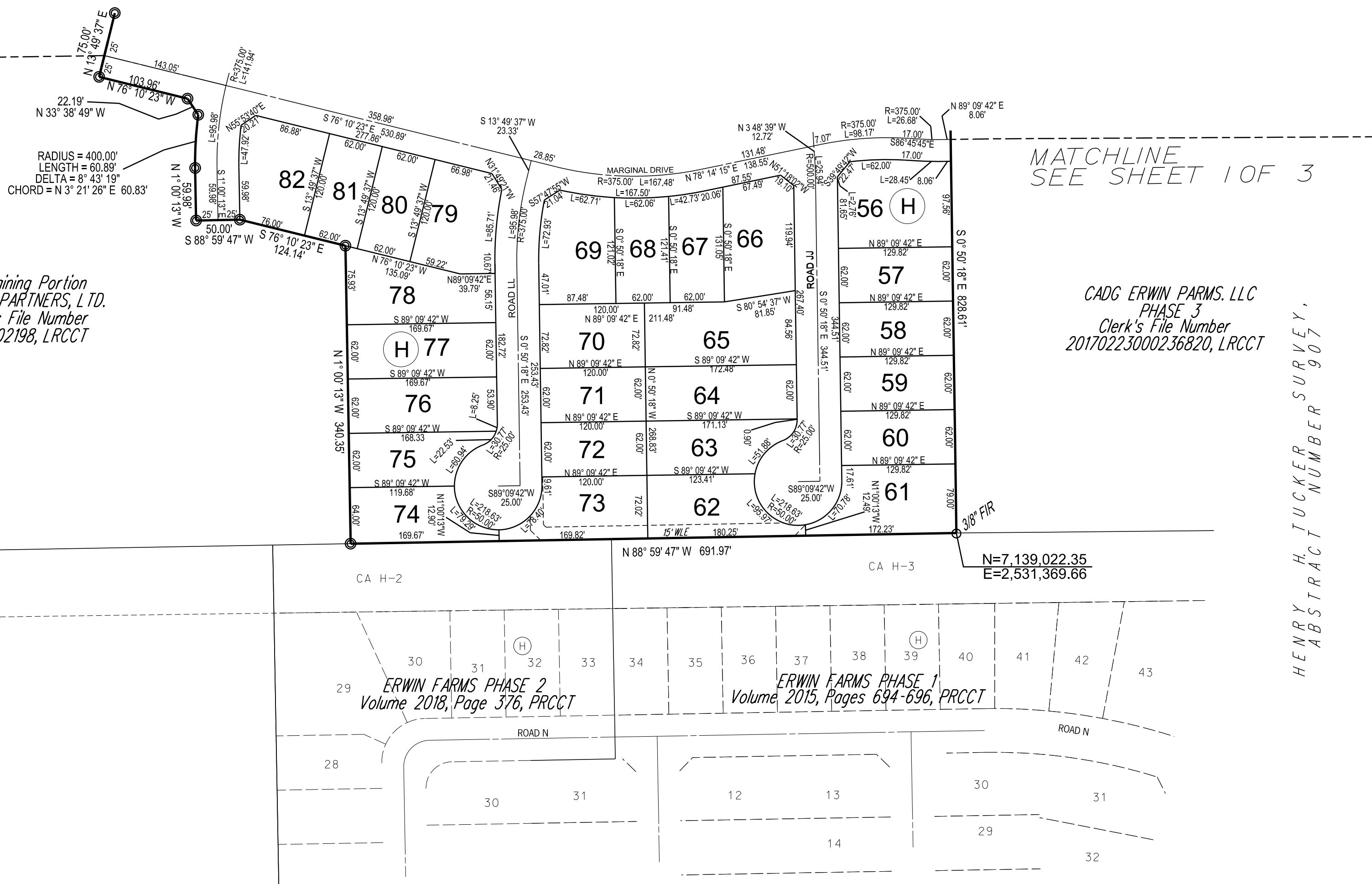
NOTE: A FENCE MAY BE CONSTRUCTED ALONG  
LOT LINES WITHIN A SURFACE DRAINAGE  
EASEMENT PROVIDED THE FENCE DOES  
NOT OBSTRUCT SURFACE DRAINAGE.

**Legend**

- PARCEL BOUNDARY
- FOUND AS NOTED
- FCIR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- FIP FOUND IRON PIPE (AS NOTED)
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- SET 1/2" IRON ROD WITH CAP OR NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- CA COMMON AREA
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- LRCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PRCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- WME 5' WALL MAINTENANCE EASEMENT
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- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DDE DRAINAGE AND DETENTION EASEMENT
- DPOE DRAINAGE & 100 YEAR POSITIVE OVERFLOW EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- VE VISIBILITY EASEMENT
- WSEL WATER SURFACE ELEVATION
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ◆ ROAD NAME CHANGE



MATCHLINE  
SEE SHEET 1 OF 3



MATCHLINE  
SEE SHEET 1 OF 3

Remaining Portion  
JOPLIN PARTNERS, LTD.  
Clerk's File Number  
97-0002198, LRCT

CADG ERWIN FARMS, LLC  
PHASE 3  
Clerk's File Number  
20170223000236820, LRCT

HENRY H. TUCKER SURVEY,  
ABSTRACT NUMBER 907

HENRY H. TUCKER SURVEY,  
ABSTRACT NUMBER 907

**SURVEYOR NOTES:**

- 1.) Subject property lies within Zone "X", as per FEMA Flood Insurance Rate Map (FIRM), 48085C 0260KJ, effective date June 2, 2009, Revised June 7, 2017, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA), Community No. 480130, Collin County.
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- 4.) All lot corners, points of curvature and tangency are set 1/2" capped iron rebars (PETSCH & ASSOC., INC.); where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- 5.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations during March, 2013, using City of McKinney Monuments CM 28 and CM 29 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.
- 6.) The ERWIN FARMS HOMEOWNER'S ASSOCIATION, INC. shall be solely responsible for the maintenance of the storm water detention system. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes.

**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED  
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OR RELIED UPON AS A FINAL SURVEY DOCUMENT".**

**PRELIMINARY FINAL PLAT  
ERWIN FARMS,  
PHASE 4**

103 RESIDENTIAL LOTS, AND 5 COMMON AREAS  
BEING 28.263 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:

PETSCH & ASSOCIATES, INC.  
2600 Eldorado Parkway, Suite 240  
McKinney, Texas 75070  
972-562-9606

OWNER/DEVELOPER:

Joplin Properties, Ltd.  
407 S. Tennessee Street  
McKinney, Texas 75069  
214-738-8652

		<b>PETSCH &amp; ASSOCIATES, INC.</b> <small>Professional Engineers - Land Surveyors - Development Consultants          Texas Registered Engineering Firm - F-5252          Texas Registered Surveying License Number - 1091600          2800 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606</small>			
		Drawn by: PMV	Date: SEPTEMBER 2019	SCALE: 1" = 100'	JOB NUMBER: 19-201
Prepared by: PMV	Checked by: PMV				

**LEGAL DESCRIPTION:**

WHEREAS, JOPLIN PARTNERS, LTD., a Texas company, is owner of an 28.263 acre tract or parcel of land situated in the HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907, in the City of McKinney, Collin County, Texas, same being a portion of the called 105.86 acre tract as described in a Assumption Deed With Vendor's Lien from James C. Stewart, Jr. to JOPLIN PARTNERS, LTD., as recorded in Clerk's File Number 1997010900021980, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rebar found for corner at the northwest corner of said JOPLIN tract, said corner also being the northwest corner of an 87.923 acre tract of land as described as PHASE 3 of the Special Warranty Deed With Vendor's to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Record of Collin County, Texas, said corner also being on the centerline of County Road 164, said line also being on the south boundary of a called 70.100 acre tract of land described in Deed to C. E. OTTAWAY, as recorded in Volume 603, Page 393 of the Land Records of Collin County, Texas;

THENCE in a southerly direction, along the east boundary of said JOPLIN Tract also being the west boundary of said PHASE 3 of the CADG ERWIN FARMS tract the following three (3) courses:

- 1.) S 05°16'37" W, a distance of 1622.58 feet to a 1/2" iron rebar found for corner;
- 2.) S 83°03'40" E, a distance of 473.32 feet to a 1/2" iron rebar found for corner;
- 3.) S 00°50'18" E, a distance of 828.61 feet to a 3/8" iron rebar found for corner;

at the southeast corner of said JOPLIN Tract also being the southwest corner of said PHASE 3 of the CADG ERWIN FARMS tract, said corner also being on a north boundary of ERWIN FARMS PHASE 1, according to the plat thereof, as recorded in Volume 2015, Page 694 of the Plat Records of Collin County, Texas;

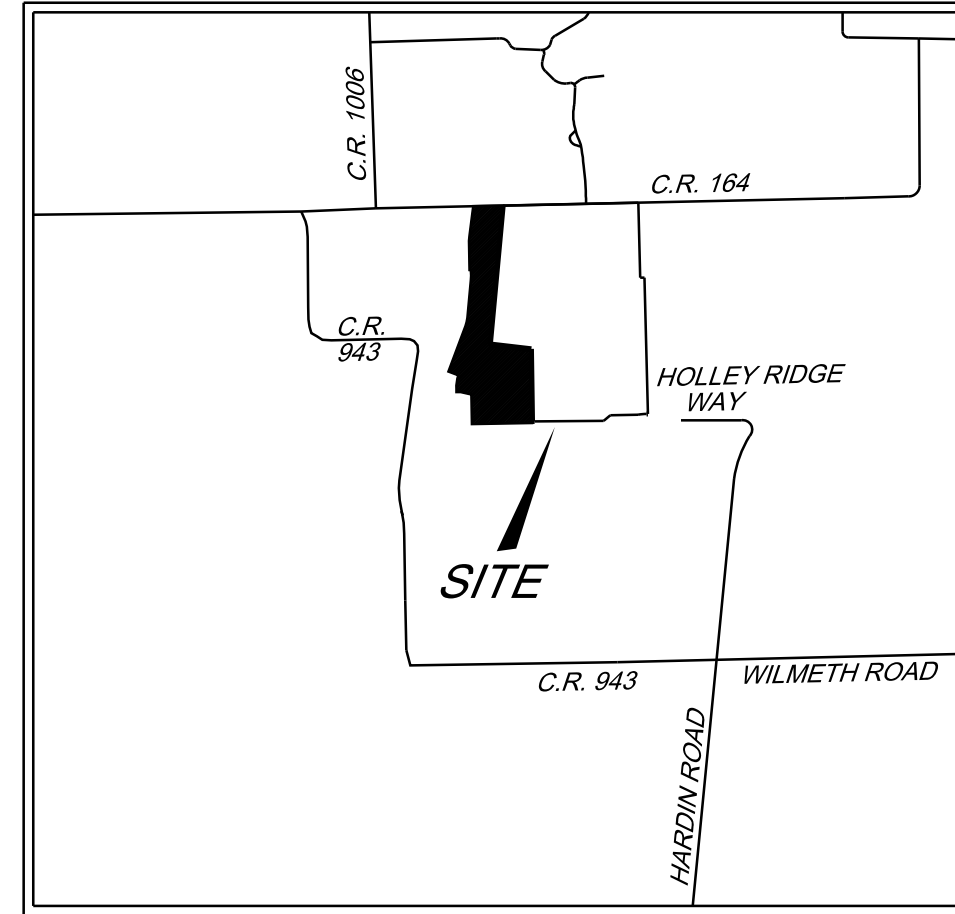
THENCE S 88°59'47" W, along the south boundary of said JOPLIN tract, also being the north boundary of said ERWIN FARMS PHASE 1 tract, the north boundary of ERWIN FARMS PHASE 2, according to the plat thereof, as recorded in Volume 2018, Page 376 of the Plat Records of Collin County, Texas, at 393.99 feet pass a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 1, also being the northeast corner of said ERWIN FARMS PHASE 2, a total distance of 691.97 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC) set for corner

THENCE in a northerly direction, crossing said JOPLIN tract, the following sixteen (16) courses:

- 1.) N 01°00'13" W, a distance of 340.35 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 2.) N 76°10'23" W, a distance of 124.14 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC) set for corner;
- 3.) S 88°59'47" W, a distance of 50.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 4.) THENCE N 01°00'13" W, a distance of 59.98 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the point of curvature of a curve having a radius of 400.00 feet, a central angle of 8°43'19", and a chord of N 3°21'26" E, a distance of 60.83 feet;
- 5.) in a northerly direction, along the arc of said curve to the right, a distance of 60.89 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner at the end of said curve;
- 6.) N 33°38'49" W, a distance of 22.19 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 7.) N 76°10'23" W, a distance of 103.96 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 8.) N 13°49'37" E, a distance of 75.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 9.) N 20°41'01" E, a distance of 576.75 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 10.) N 14°25'12" E, a distance of 42.11 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 11.) N 05°36'09" E, a distance of 68.44 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 12.) N 05°16'37" E, a distance of 370.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 13.) N 05°16'15" W, a distance of 114.81 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 14.) N00°59'44" W, a distance of 208.52 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 15.) N 03°24'25" E, a distance of 375.47 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;
- 16.) N 07°02'29" E, a distance of 187.55 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner

on the north boundary of said JOPLIN tract, also being on the centerline of said Country Road 164, also being the south boundary of said C. E. OTTAWAY tract;

THENCE N 88°50'22" E, along the north line of said JOPLIN tract, the centerline of County Road 164 and the south boundary of said C. E. OTTAWAY tract, a distance of 342.44 feet back to the POINT OF BEGINNING and containing 28.263 acres, (1,231,118 Square Feet) of land MORE OR LESS..



Vicinity Map  
NO SCALE

**SURVEYOR NOTES:**

- 1.) Subject property lies within Zone "X", as per FEMA Flood Insurance Rate Map (FIRM), 48085C 0260KJ, effective date June 2, 2009, Revised June 7, 2017, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA), Community No. 480130, Collin County.
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Approved and Accepted:

\_\_\_\_\_  
City Manager  
City of McKinney, Texas

\_\_\_\_\_  
Date

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JOPLIN PARTNERS, LTD., . company, does hereby adopt this Record Plat, designating the hereon described property as ERWIN FARMS PHASE 4, an addition to Collin County, Texas, and does hereby dedicate to the public and the City of McKinney the Water Easements, Sanitary Sewer Easements and Utility Easements shown hereon, as shown, for mutual use and accommodation of the City Of McKinney and all public utilities desiring to use or using same. JOPLIN PARTNERS, LTD. does hereby dedicate to the public and Collin County in fee simple forever the Streets shown hereon and dedicates the Drainage Easements shown hereon, as shown, for mutual use and accommodation of Collin County. All and any public utility and the City of McKinney and Collin County shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems, on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

JPLIN PARTNERS, LTD.

By: \_\_\_\_\_

NAME: Joe M. Joplin  
TITLE: President

STATE OF TEXAS )  
COUNTY OF DALLAS )

This Instrument was acknowledged before me on \_\_\_\_\_ 2019, by Joe M. Joplin as President of JOPLIN PARTNERS, LTD. on behalf of said company.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**SURVEYOR'S CERTIFICATE**

THAT I, Paul M. Valentine, Registered Professional Land Surveyor, do hereby certify that I prepared this record plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"**

Paul M. Valentine  
Registered Professional Land Surveyor  
State of Texas  
Certificate Number 5359

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul M. Valentine, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**RECORD PLAT  
ERWIN FARMS,  
PHASE 4**

103 RESIDENTIAL LOTS, 5 COMMON AREAS  
BEING 28.263 ACRES SITUATED IN THE  
HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:

PETSCH & ASSOCIATES, INC.  
2600 Eldorado Parkway, Suite 240  
McKinney, Texas 75070  
972-562-9606

OWNER/DEVELOPER:

Joplin Properties, Ltd.  
407 S. Tennessee Street  
McKinney, Texas 75069  
214-738-8652

		<b>PETSCH &amp; ASSOCIATES, INC.</b> Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-3252 Texas Registered Surveying License Number - 0091800 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606			
		Drawn by: PMV	Date: SEPTEMBER 2019	SCALE: NONE	JOB NUMBER: 19-201
Prepared by: PMV	Checked by: PMV				